General Notes Continued:

25. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122.B. Of The Howard County Code,

Terrell A. Fisher, Professional Land Surveyor

## General Notes:

(924)

Scale: 1" = 1.200'

Vicinity Map

Subject Property Zoned R-20 Per 2/2/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 7/28/06.

Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 35AA And No. 35BB £ 1335483.8345

5†a. 35AA N 560767.6901 5†a. 3588 N 560790.4155 £ 1336537.2303 This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About December 11, 2009, By Fisher, Collins And Carter, Inc.

B.R.L. Denotes Building Restriction Line. Denotes Iron Pin Set Capped "F.C.C. 106".

6. Denotes Iron Pipe Or Iron Bar Found.

7. O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.

■ Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".

# Denotes Concrete Monument Or Stone Found. All Lot Areas Are More Or Less (\*).

Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.

12. No Cemeteries Exists On This Site Based On Both A Site Visit And On An Examination Of The

Howard County Cemetery Inventory Map. 13. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land

Development Regulations Per Council Bill 45-2003 And The 2004 Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit And Per The "Comp-Lite" Zoning Regulations Dated July 28, 2006.

Previous Department Of Planning And Zoning File Numbers: WP-11-009.

There is An Existing Dwelling/Structure(s) Located On Lots 2 And 5 To Remain. No New Buildings. Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements. Existing Garage On Lot 5 To Remain. Existing Accessory Structures On Lots 3 And 4 Were Removed.

16. For Flag Or Pipestern Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not-To The Pinestem Lot Driveway.

17. Driveways Shall Be Provided Prior To issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum)

a) Width - 12 Feet (16 Feet Serving More Than One Residence): b) Surface - Six (6") inches Of Compacted Crusher Run Base With Tar And Chip Coating.

(1 -1/2" Minimum): c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning

d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);

e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface:

f) Structure Clearances - Minimum 12 Feet: a) Maintenance - Sufficient To Ensure All Weather Use.

18. No Noise Study Is Required for This Project Per Howard County Design Manual, Vol. III. Section 5.2(F).

19. The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By

Eco-Science Professionals, Inc. Dated January, 2010.

20. Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$6,000.00 (4 Lots x

21. The Use-In-Common Driveway Maintenance Agreements For Lots 1 Thru 6 Have Been Recorded In The Howard County Land Records Office Simultaneously With The Recording Of This Subdivision Plat.

22. No Historic Structures Exist On The Subject Property.

23. There Are No Wetlands Or Streams On Site Based On A Site Inspection By John Canoles On February 1, 2010. 24. Public Water And Sewage Allocation Will Be Granted At The Time Of Issuance Of The Buildin

Permit If Capacity Is Avaliable At That Time.

Purpose Statement

The Purpose Of This Plat Is To Subdivide Tax Map Parcels 201 And 202. And Resubdivide Lots 189 And 190. As Shown On Plats Entitled "Map Of Criswood" Manor, Section Three" And Recorded Among The Land Records Of Howard County, Maryland in Plat Book 6, As Plat No. 41 Into Six (6) Buildable Lots.

RECORDED AS PLAT No. 21613 ON 5136 2011 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

## Troffer Crest Lots 1 Thru 6

A Subdivision Of Tax Map Parcels 201 And 202; And Also A Resubdivision Of Lots 189 And 190, As Shown On Plats Entitled "Map Of Criswood Manor, Section Three" And Recorded Among The Land Records Of Howard County, Maryland In Plat Book 6, As Plat

Zoned: R-20 Tax Map: 35, Grid: 2, Parcels: 201 & 202 Fifth Election District - Howard County, Maryland Date: April 26, 2011 Scale: As Shown Sheet 1 of 1

U.S. Equivalent

Coordinate Table

Metric

Coordinate Table

General Notes Continued:

Patricia A. Childs. Owner

39. The Building Restriction Lines On Lots 2 And 5 Differ From Those On The Remaining